

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Craig Bradley Deimler
William Oliver Fisher-Deimler
Debtors

Case No. 20-00841-HWV
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-1
Date Rcvd: Nov 07, 2023

User: AutoDocke
Form ID: pdf010

Page 1 of 2
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 09, 2023:

Recip ID	Recipient Name and Address
+	Allegheny County Tax Claim Bureau, 436 Grant Street, Pittsburgh, PA 15219-2400
+	Compass Bank, 541 Lawrence Road, Broomall, PA 19008-3501

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
5310910	Email/Text: Bankruptcy.Notices@pnc.com	Nov 07 2023 18:43:00	COMPASS BANK, PO BOX 11830, BIRMINGHAM, AL 35202

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 09, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 7, 2023 at the address(es) listed below:

Name	Email Address
Adam Bradley Hall	on behalf of Creditor Disney Vacation Club Management LLC amps@manleydeas.com
Bret P Shaffer	on behalf of Creditor Mid Penn Bank bshaffer@ssbc-law.com
Brian Nicholas	

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	on behalf of Creditor M&T Bank bnicholas@kmlawgroup.com
Brian Nicholas	on behalf of Creditor M&T BANK bnicholas@kmlawgroup.com
Brian C Nicholas	on behalf of Creditor M&T Bank bnicholas@kmlawgroup.com bkgroup@kmlawgroup.com
Bruce J Warshawsky	on behalf of Creditor Tradesman Business Group Inc. bjw@cclawpc.com, aharkins@cclawpc.com;jbartley@cclawpc.com;jlaughman@cclawpc.com;jkj@cclawpc.com
Clinton J. Webb	on behalf of Creditor Capital Region Water cwebb@salzmannhughes.com
Denise E. Carlon	on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com bkgroup@kmlawgroup.com
Gary J Imblum	on behalf of Debtor 2 William Oliver Fisher-Deimler gary.imblum@imblumlaw.com gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;bernadette.davis@ecf.info ruptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase.com
Gary J Imblum	on behalf of Debtor 1 Craig Bradley Deimler gary.imblum@imblumlaw.com gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;bernadette.davis@ecf.info ruptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase.com
Howard Gershman	on behalf of Creditor Ford Motor Credit Company LLC hg229ecf@gmail.com 229ecf@glpoc.comcastbiz.net
Jack N Zaharopoulos	TWecf@pamd13trustee.com
James Warmbrodt	on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com
John M Strawn	on behalf of Creditor U.S. Department of Labor strawn.john@dol.gov
Leon P Haller	on behalf of Creditor PENNSYLVANIA HOUSING FINANCE AGENCY lhaller@pkh.com dmaurer@pkh.com;mgutshall@pkh.com;khousman@pkh.com
Michael Patrick Farrington	on behalf of Creditor M&T Bank mfarrington@kmlawgroup.com
Sara A. Austin	on behalf of Creditor Cynthia & John Simpkins saa2@austinlawllc.com
Steven J. Schiffman	on behalf of Creditor Mid Penn Bank sschiffman@ssbc-law.com
Steven K Eisenberg	on behalf of Creditor M&T BANK seisenberg@sterneisenberg.com bkecf@sterneisenberg.com
United States Trustee	ustpregion03.ha.ecf@usdoj.gov
William E. Craig	on behalf of Creditor Truist ecfmail@mortoncraig.com mortoncraigecef@gmail.com
TOTAL: 21	

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:	:	
CRAIG BRADLEY DEIMLER	:	CASE NO. 1:20-bk-00841-HWV
WILLIAM OLIVER FISHER-DEIMLER	:	
a/k/a WILLIAM OLIVER FISHER DEIMLER	:	CHAPTER 13
f/k/a WILLIAM OLIVER FISHER	:	
Debtors	:	
	:	
CRAIG BRADLEY DEIMLER	:	
WILLIAM OLIVER FISHER-DEIMLER	:	
a/k/a WILLIAM OLIVER FISHER DEIMLER	:	
f/k/a WILLIAM OLIVER FISHER	:	
Movants	:	
	:	
v.	:	
	:	
JACK N. ZAHAROPOULOS, ESQUIRE,	:	
ALLEGHENY COUNTY TAX CLAIM BUR.	:	
COMPASS BANK	:	
Respondents	:	

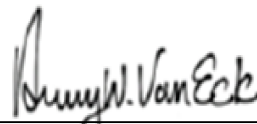
ORDER

Upon consideration of Debtor's Amended Motion to Sell Real Estate Free and Clear of Liens Re: 114 Lincoln Avenue property, and it appearing that no Objection or Answer was filed to the Motion by the time allotted, good reason appearing therefore, and the Court finding that the Buyer (and/or its designee) is a good faith purchaser for purposes of Section 363(m) and (n) and for purposes of *In re Abbotts Dairies of Pennsylvania Inc.*, 788 F.2d 143 (3rd Cir. 1986), it is

ORDERED that Federal Bankruptcy Rule 6004(g) is not applicable, and the real property may be sold and purchased immediately upon entry of Order of Court approving same and that the sale of real estate at 114 Lincoln Avenue, North Versailles, Allegheny County, Pennsylvania, is free and clear of liens. The sale, which includes a one (1) year warranty on the property, to Nadine Lennon and Terry Lennon for \$175,000.00 is approved and distribution of the proceeds as set forth below shall be permitted:

1. Payment of all closing costs for which Debtors are liable.
2. Payment of attorneys fees in the amount of \$3,500.00, to be applied to Debtors' costs and Attorney fees, billed on an hourly basis, and approved by the Bankruptcy Court.
3. Payment of any and all other miscellaneous fees involved with the sale.
4. Payment of any liens and mortgages.
5. As long as same is a valid lien on subject real estate, payment in full of Allegheny County Tax Claim Bureau, if any, or else the sale will not occur.
6. As long as same is a valid lien on subject real estate, payment in full of Compass mortgage, or else the sale will not occur.
7. If there are net proceeds remaining after paying all the costs, fees and liens set forth in the preceding paragraphs, then payment to the Debtors up to the total amount of the exemption in subject real estate. The total exemption pursuant to Debtors' Schedules is \$15,000.00.
8. If there are net proceeds remaining after paying all the costs, fees and liens set forth in the preceding paragraphs, then payment to Trustee Jack N. Zaharopoulos in an amount up to the amount necessary to fully fund the Plan, less any amount otherwise payable to a secured creditor pursuant to Debtors' Plan, which is, in fact, paid at settlement.
9. If there are net proceeds remaining after paying all of the costs, fees and liens set forth in the preceding paragraphs, then payment of any and all attorney fees owed to Debtors' counsel for representation in the above matter and which have been previously approved by the Court.
10. If there are net proceeds remaining after paying all the costs, fees and liens set forth in the preceding paragraphs, then the remaining balance, if any, shall be distributed to the Debtors.

By the Court,



Henry W. Van Eck, Chief Bankruptcy Judge
Dated: November 7, 2023